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KTL Title Group of Virginia LLC ALTA Universal ID: 8280 Willow Oaks Corp Dr #600 Fairfax, VA 22031 (703) 852-2014

ALTA Seller's Settlement Statement

09/08/2025

File #: 2-2025-267 Print Date & Time:

09/10/2025 at 06:17 PM

EDT

Escrow Officer: Michelle Bui Settlement Location: 8280 Willow Oaks

#600

Corporate Drive

Fairfax, VA, 22031

Property

Buyer

Seller

Lender

619 Allison Street Northwest

Washington, DC 20011 Kaitlin LOW KALKSTEIN and Mark HUELSMAN

Settlement Date

Disbursement Date 09/08/2025

Trudah HARDING, 243769824

Description	Seller	
2	Debit	Credit
Financial		
Sale Price of Property		\$880,000.00
Seller Credit	\$18,000.00	
Commission		
Listing Agent Commission to Fairfax Realty Select	\$26,400.00	
Selling Agent Commission to Real Broker LLC	\$17,600.00	
Title of the second sec		
Title Charges & Escrow / Settlement Charges	4077.00	
Title - Deed Preparation Fee to Stephen J. Vlahos, Esq.	\$275.00	
Title - Digital Archive/Storage Fee to KTL Title Group of Virginia LLC	\$75.00	
Title - Post Closing Fee to KTL Title Group of Virginia LLC	\$50.00	
Title - Processing Fee to KTL Title Group of Virginia LLC	\$120.00	
Title - Settlement Fee to KTL Title Group of Virginia LLC	\$395.00	
Title - Wire/Delivery Fee to KTL Title Group of Virginia LLC	\$85.00	
Miscellaneous		
Flat Fee/ Admin Fee to Fairfax Realty Select	\$400.00	
Invoice Reimbursement to The Golden Team	\$1,515.00	
Invoice Reimbursement to The Golden Team	\$1,780.00	
Invoice Reimbursement to The Golden Team	\$1,275.00	
Invoice to AquaGuard Waterproofing	\$7,000.00	
RE Tax Balance Due to DC Treasurer.	\$93.57	
Tax Certificate to DC Treasurer/KTL Title Group	\$50.00	
Water Balance Due to DC WASA	\$1,368.20	
Water Escrow to DC WASA	\$500.00	
	Debit	Credit
Subtotals	\$76,981.77	\$880,000.00
Due to Seller	\$803,018.23	
Totals	\$880,000.00	\$880,000.00

See signature addendum

Case 25-11103 Doc 106-2 Filed 09/10/25 Page 2 of 2 Signature Addendum

Acknowledgement		
We/I have carefully reviewed the Settlement Stateme account or by me in this transaction and further certif We/I authorize KTL Title Group of Virginia LLC to cau	y that I have received a copy of the Settle	
Trudah HARDING, 243769824	Date	
ettlement Agent	Date	